19th March 1952]

*Rules governing the use of buildings, etc., in the Government House Estate, Mount Road.*

* 83. *Q.*—SRI R. SURYANARAYANA RAO: Will the Hon. the Minister for Land Revenue be pleased to state—

(*a*) whether the use of any portion of the Government House buildings, Mount Road, including the Banquetting Hall, by any political party or group either for office or meeting purposes is in accordance with rules, if any, framed by Government in regard to the use of the buildings and the open spaces in the Government House Estate;

(*b*) what the regulations or rules are governing the use of the Government House Estate, Mount Road;

(*c*) who the competent authority is to allow the use of the buildings or open spaces in the Estate for private or public purposes;

(*d*) whether any rent is charged for the use of any portion of the Estate and if so, on what basis the rent is fixed and who the authority fixing the same is;

(*e*) who is the authority entrusted with the task of collecting rents;

(*f*) whether there are large arrears of rent and what steps have been taken to collect them and prevent the accumulation of arrears in future;

(*g*) whether the question of insisting on payment of rent in advance or by deductions from salaries in respect of those in receipt of salaries has been considered and if so, whether such a procedure is being strictly enforced in respect of all tenants including the members of Legislature resident even temporarily in the Estate;

(*h*) what has been the actual receipts to Government since the Estate was transferred to them (year-war) and what would have been the income if there were no arrears of rent; and

(*i*) what the conditions attached to the transfer are when His Excellency the Governor made over the Estate to Government?

THE HON. SRI H. SITARAMA REDDI:—" (*a*) to (*i*) The information [a] asked for is given in the paper placed on the table of the House."

SRI R. SURYANARAYANA RAO:—" May I know, Sir, whether the accommodation available in the Estate is available only for servants of this State Government or is accommodation also available for the servants of the Central Government?"

THE HON. SRI H. SITARAMA REDDI:—" They naturally go to the servants of this State."

SRI R. SURYANARAYANA RAO:—" May I take it, Sir, that if accommodation is available and there are no applicants from the State Government, the Government will consider the cases of the servants of the Central Government?"

[a] Printed as Appendix II on pages 137-139 infra.

THE HON. SRI H. SITARAMA REDDI :—" I may inform the hon. Member that, as it is, there is too much of a demand from the people of this State and that the contingency that he is thinking of may not arise in the very near future."

SRI R. SURYANARAYANA RAO :—" May I take it, Sir, that provision of accommodation for other than this State Government servants is ruled out altogether? "

THE HON. SRI H. SITARAMA REDDI :—" For all practical purposes it is ruled out."

SRI R. SURYANARAYANA RAO :—" May I know, Sir, what the Hon. Minister means by 'for all practical purposes?' Is it not the rule that the accommodation in the Government House Estate is available only to servants of this State? "

THE HON. SRI H. SITARAMA REDDI :—" Government have, Sir, certain discretion in all these matters and if it is found necessary to use this discretion in cases where it is required the Government will not hesitate to exercise it."

SRI R. SURYANARAYANA RAO :—" Sir I do not see any discretion vested in the Government in the Government Order that is quoted here, which states the particular purposes and categories of persons for whom accommodation in the Government House Estate will be provided. Why should the Government exercise discretion which the Government Order does not vest in them especially when it is Government property and meant for the use of Government? "

THE HON. SRI H. SITARAMA REDDI :—" That is exactly what I said. I was only pointing out to the hon. Member the priority between State and Central Government employees."

DR. SYED TAJUDDIN :—" May I know, Sir, on what principles this discretion is based? "

THE HON. SRI H. SITARAMA REDDI :—" The question of discretion has not much of a principle. The only principle is to see what is good."

DR. SYED TAJUDDIN :—" Then it means, Sir, that it is quite unprincipled and unrestricted."

THE HON. SRI H. SITARAMA REDDI :—" It is not unrestricted. It is unrestricted in the sense that it is exercised to do something good."

DR. SYED TAJUDDIN :—" There must be some guidance even for doing good. May I know, Sir, what is the principle or kind of guidance which the Government have laid down in this matter? "

THE HON. SRI H. SITARAMA REDDI :—" I really do not see what the difficulty of the hon. Member is. There are certain orders guiding the allotment in this Estate. If a

case arises where discretion is to be exercised, I said, it is exercised in such a way that it helps to secure or do some good."

SRI R. SURYANARAYANA RAO :—" Will the Government, Sir, consider the desirability of framing rules for the guidance of those authorities,—whether it be the Government, the Secretary to Government or the Superintendent of the Estate,—entrusted with the management of the Estate, so that the allotments could be made according to these rules? "

THE HON. SRI H. SITARAMA REDDI :—" Yes, Sir, that is one of the things under consideration."

*Report of the Special Officer on Ryotwari areas.*

* 84 *Q.*—SRI R. SURYANARAYANA RAO : Will the Hon. the Minister for Land Revenue be pleased to place on the table of the House a copy of the report of the Special Officer on Ryotwari areas and what action, if any, is proposed on his recommendations?

THE HON. SRI H. SITARAMA REDDI :—" It is presumed that the Hon. Member is referring to the report of the Special Officer on Land Tenures in the Ryotwari Areas of the Madras Province submitted in August 1947. This report was published on 1st July 1951, the price of a copy being Rs. 4–2–0. As only 500 copies were printed, it is not possible to place copies of the report on the table of the House. Twelve copies have however been supplied to the Legislature Library for the use of the Hon. Members.

" The Land Revenue Reforms Committee had considered the report of the Special Officer mentioned above when preparing its first report. The first report of the Land Revenue Reforms Committee is being examined by the Government and the recommendations of the Special Officer will also be taken into consideration before arriving at a decision on the several recommendations made by the Land Revenue Reforms Committee."

SRI R. SURYANARAYANA RAO :—" Both the Special Officer for Land Revenue and the Land Revenue Reforms Committee agreed on one thing, Sir, regarding the enhancement of rent in certain districts owing to resettlement and the need for bringing down the rent to the same level as those prevailing in districts where resettlement had not taken place. Why have the Government taken, Sir, nearly six to eight months to arrive at a decision to rectify a wrong which has been going on for years? " 11-15 a.m.

THE HON. SRI H. SITARAMA REDDI :—" Both the Special Officer for Land Revenue and the Land Revenue Reforms Committee have agreed, Sir, and the Government wanted to bring in all the reforms that have been suggested, which have been accepted and which are going to be accepted, in one measure."